

EXAMPLE [3] IMPACT SUMMARY TABLE (EXCERPTS)

CHAPTER 3 EXECUTIVE SUMMARY

Impact	Level of Significance	Mitigation Measures	Significance After Mitigation
POPULATION, HOUSING AND EMPLOYMENT			
Impact 5.1: Potential Effect on the Jobs/Housing Balance in the Area	PS	Proposed Mitigation	
		Mitigation Measure 5.1a: The project applicant/developer(s) shall provide an adequate supply of onsite affordable housing for seasonal employees if needed by constructing dormitory or other housing within the resort area that provides affordable units for seasonal employees to offset demand not met within the 20-minute commute shed.	PS
		Recommended Mitigation	
		Mitigation Measure 5.1b: The project applicant/developer(s) shall prepare an Employee Housing Needs Assessment and Proposed Mitigation Plan with periodic updates for each phase of development. The employee Housing Needs Assessment (EHNA) and Proposed Mitigation Plan shall identify the amount and type of housing that will be needed and the timing of construction to ensure that the units are available for employees at each phase of project construction. The EHNA shall be submitted to Lassen County as part of the Project Compliance Program for each development phase.	LTS
Impact 5.2: Increase in Demand for Affordable Housing in the Project Area	PS	Proposed Mitigation	
		Mitigation Measure 5.2a: The project applicant/developer(s) shall implement Mitigation Measure 5.1a, which requires provision of an adequate supply of onsite affordable housing for seasonal employees to offset demand not met within the local community.	PS
		Recommended Mitigation	
		Mitigation Measure 5.2b: The project applicant/developer(s) shall implement Mitigation Measure 5.1b, which requires preparation and implementation of an Employee Housing Needs Assessment and Proposed Mitigation Plan. Updates to the assessment shall be required with each phase of project construction.	LTS
		Mitigation Measure 5.2c: Each new phase of the Dyer Mountain Resort development shall provide its fair share of affordable housing, as needed, through construction and/or payment of in-lieu fees. The Project Compliance Report prepared by the project applicant/developer(s) for each development phase shall demonstrate that an adequate supply of affordable housing is or will be available with each development phase. This would be accomplished with an update of the Employee Housing Needs Assessment, as determined by Lassen County.	

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EXAMPLE [3] continued

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GEOLOGY			
Impact 8.1: Potential Structure Damage and Injury by Earthquake-Induced Seiches, Fault Rupture, and Ground Shaking	PS	Proposed Mitigation	PS
		<p>Mitigation Measure 8.1a: To reduce the effect of seiches, the project applicant/developer(s) generally will not locate habitable development (i.e., houses, commercial facilities) within 200 feet of reservoir shorelines, except at the west end of the project area around Walker Cove (Village Center, South Cove, and Peninsula neighborhoods). Furthermore, construction of roads, bike trails, golf courses, and other facilities will be minimized within 200 feet of the shoreline. The project applicant/developer(s) will incorporate compliance with this measure into development plans submitted for County approval and the Project Compliance Report submitted for each development phase.</p>	
		Recommended Mitigation	
		<p>Mitigation Measure 8.1b: Where permanent development (i.e., roads, buildings) would be located within 200 feet of the shoreline of Mountain Meadows Reservoir, the project applicant/developer(s) will implement site-specific building design and engineering prior to commencement of any construction activity. Structures will be engineered and built to withstand the effects of seiches. This 200-foot area measured from the shoreline will be incorporated into a "special review area" where various types of land uses and development will be analyzed for compatibility with the potential threat of seiches. The project applicant/developer(s) shall incorporate compliance with this measure into development plans submitted for County approval and the Project Compliance Report submitted for each development phase.</p> <p>Mitigation Measure 8.1c: All construction projects within the Dyer Mountain Resort that could expose people and structures to injury or damage caused by fault rupture shall conform to the latest Uniform Building Code Seismic Zone C standards. The project applicant/developer(s) shall implement this mitigation measure during planning and prior to construction to decrease any potential for future damage and injury caused by fault rupture. All building plans submitted to Lassen County for review and approval shall demonstrate compliance with the most current Uniform Building Code standards as part of the Project Compliance Report submitted for each development phase.</p> <p>Mitigation Measure 8.1d: A setback of 100 feet from Walker Springs Fault as delineated in Figure 8-1 of this EIR shall be implemented for all structures. This setback may be modified if a more detailed fault evaluation (including trenching and potentially geophysical profiling) is conducted to determine the activity of Walker Springs Fault and that study concludes a lesser setback is warranted. If a detailed fault evaluation is conducted, no trenching shall occur within the spring protection zones identified in CHAPTER 4 LAND USE. The project applicant/developer(s) shall implement this mitigation measure during planning and prior to construction to decrease any potential for future damage and injury caused by fault rupture. All development plans submitted to Lassen County for review and approval shall indicate the location of Walker Springs Fault and demonstrate avoidance of that fault as part of the Project Compliance Report submitted for each development phase.</p>	LTS

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Impact	Level of Significance	Mitigation Measures	Significance After Mitigation
Impact 8.2: Potential Structural Damage and Injury from Earthquake-Induced Differential Settlement	PS	Proposed Mitigation	
		No mitigation is proposed.	PS
		Recommended Mitigation	
		<p>Mitigation Measure 8.2a: The project applicant/developer(s) shall conduct additional site-specific investigations to identify the location of soils where differential settlement may occur and shall avoid development of habitable structures in those locations. In areas where the possibility of earthquake-induced differential settlement hazard is high based on the presence of loose, granular soils, development of on-mountain support facilities, residential and commercial areas, and associated infrastructure shall be avoided. This does not preclude the development of golf courses and other outdoor recreational facilities in areas with high potential for differential settlement. All design-level plans for development phases shall indicate the location of soils subject to differential settlement, and the Project Compliance Report submitted for each development phase shall demonstrate that all construction areas other than outdoor recreational facilities avoid such soils.</p>	LTS
Impact 8.3: Potential Structural Damage and Injury Related to Avalanches	PS	Proposed Mitigation	
		No mitigation is proposed.	PS
		Recommended Mitigation	
		<p>Mitigation Measure 8.3a: The project applicant/developer(s) shall conduct avalanche hazard surveys for the entire project site, with emphasis on areas with slopes greater than 30 degrees. An avalanche control plan, using current industry standards and protocols, shall be developed in order to integrate the various methods of planning, hazard reduction, and public education regarding avalanche safety. Please refer to Chapter 8 for specific details of this measure.</p> <p>Mitigation Measure 8.3b: The project applicant/developer(s) shall avoid developing habitable structures in avalanche-prone locations. All design-level plans for development phases shall indicate the location of avalanche-prone areas and the Project Compliance Report submitted for each development phase shall demonstrate that all construction areas other than outdoor recreational facilities avoid such areas. Specifically, habitable structures, including ski area buildings, will not be constructed in the line of or at the base of slopes greater than 30 degrees. This does not preclude the construction of non-habitable structures such as ski resort related infrastructure (ski runs, lifts and equipment storage areas). Habitable structures below slopes of greater than 30 degrees shall be subject to an avalanche survey. No residential structures will be allowed in areas determined to be in a "100-year" slide path.</p>	LTS

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Impact 8.4: Potential Accelerated Runoff, Erosion, and Sedimentation Caused by Grading, Excavating, Construction, and Management of Snow Removal and Ski Slopes	PS	Proposed Mitigation	
		<p>Mitigation Measure 8.4a: The project applicant has developed a proposed Best Management Practices (BMPs) Plan for all development and operation activities at the Dyer Mountain Resort. The BMPs in the plan are designed to prevent or minimize erosion and sedimentation, and to minimize runoff and discharge of hydrocarbons and other chemicals. The project applicant/developer(s) shall implement all applicable provisions of this plan throughout buildout of the Development Concept Plan. The BMP Plan may be amended and updated with other equally or more effective measures as they become available. The Project Compliance Report submitted for each development phase shall demonstrate compliance with all applicable BMPs. Major points of the BMP Plan submitted by the project applicant are summarized below. For specific details of the BMP Plan, refer to Appendix E of this EIR. Please refer to Chapter 8 for specific details of this measure.</p>	LTS
		Recommended Mitigation	
		No additional mitigation is recommended	--
Impact 8.5: Potential Accelerated Runoff, Erosion, and Sedimentation Caused by Development, Grazing Activities, and Timber Harvesting	PS	Proposed Mitigation	
		<p>Mitigation Measure 8.5a: The project applicant has developed a proposed Vegetation Management Plan for all development and operation activities at the Dyer Mountain Resort. The Vegetation Management Plan was developed with the intent of managing project-related activities in a manner that would protect geologic, hydrologic, and biologic resources throughout the project site. The project applicant/developer(s) shall implement all applicable provisions of the Vegetation Management Plan throughout buildout of the Development Concept Plan. The Vegetation Management Plan may be amended and updated with other equally or more effective measures as they become available. The Project Compliance Report submitted for each development phase shall demonstrate compliance with all applicable provisions of the Vegetation Management Plan. Major points regarding grazing activities of the Vegetation Management Plan submitted by the project applicant are summarized below. For specific details of the Vegetation Management Plan, refer to Appendix C of this EIR. Please refer to Chapter 8 for specific details of this measure.</p>	LTS
		<p>Mitigation Measure 8.5b: The project applicant/developer(s) shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted for review and approval to the Regional Water Quality Control Board, the California Department of Fish and Game (in accordance with the California Fish and Game Code Section 1600 permit process, if applicable), or Lassen County (County) (where Section 1600 is not invoked). The Project Compliance Report submitted for each development phase shall demonstrate compliance with all applicable provisions of the SWPPP. Please refer to Chapter 8 for specific details of this measure.</p>	

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		Mitigation Measure 8.5c: The project applicant/developer(s) shall implement Management Techniques for Timber and Forest/Fuels Projects. The Project Compliance Report submitted to Lassen County for each development phase that involves timber harvest and other forest and fuels management operations shall demonstrate compliance with the following protection measures. Please refer to Chapter 8 for specific details of this measure.	
		Mitigation Measure 8.5d: The project applicant/developer(s) shall implement Mitigation Measures 9.1a through 9.1d and 9.2a through 9.2d. These measures are identified and discussed in CHAPTER 9 HYDROLOGY AND WATER QUALITY. The Project Compliance Report submitted to Lassen County for each development phase shall demonstrate compliance with these measures.	
		Recommended Mitigation	
		No mitigation is recommended.	--
Impact 8.6: Potential Structural Damage and Injury Caused by Volcanic Hazards	S	Proposed Mitigation	
		No mitigation is proposed.	S
		Recommended Mitigation	
		No mitigation is recommended.	SU
Impact 8.7: Phase 1 Development Potential Structural Damage and Injury Caused by Earthquake Induced Seiches, Fault Rupture, and Ground Shaking	PS	Proposed Mitigation	
		Mitigation Measure 8.7a: The project applicant/developer(s) shall implement Mitigation Measure 8.1a, which requires avoidance of development within 200 feet of the shoreline of Mountain Meadows Reservoir. The Project Compliance Report submitted to Lassen County for the Phase 1 Development Plan (or any development unit or sub-phase within the Phase 1 Development Plan) shall demonstrate compliance with this measure.	PS
		Recommended Mitigation	
		Mitigation Measure 8.7b: The project applicant/developer(s) shall implement Mitigation Measure 8.1b, which requires area-specific building design within 200 feet of the shoreline of Mountain Meadows Reservoir. The Project Compliance Report submitted to Lassen County for Phase 1 Development (or any development unit or sub-phase within the Phase 1 Development Plan) shall demonstrate compliance with this measure.	LTS
		Mitigation Measure 8.7c: The project applicant/developer(s) shall implement Mitigation Measures 8.1c and 8.1d, which require compliance with UBC seismic stability standards and avoidance of development on or adjacent to Walker Springs Fault.	

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